



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
SEPTEMBER 15, 2021

TO: HISTORIC DISTRICT COMMISSION

RE: **STAFF SUMMARY REPORT**
CERTIFICATE OF APPROPRIATENESS – 124 S. First Street

STAFF: ETHAN HUNTER, CITY PLANNER

REQUEST DETAILS

ADDRESS/LOCATION:	124 S. First Street
APPLICANT/REPRESENTATIVE:	Justin Williams
PROPERTY OWNER:	Shawn Dible
COA SCOPE OF WORK:	Category II
NATURE OF REQUEST:	Approval of Certificate of Appropriateness
RELEVANT DESIGN GUIDELINES:	6.25
AUTHORITY:	Ch. 24, Rogers Code of Ordinances

SUMMARY

This request is to allow new building signage in an existing projecting sign frame at the southeast corner of the Vinson Square building.

RECOMMENDATION:

Consider request with regard to all relevant Design Guidelines.

STAFF REVIEW

1. HISTORIC DISTRICT COMMISSION CONSIDERATIONS PER SEC. 24-6(d):

- a) The Rogers Commercial Historic District design guidelines;
- b) Applicable state law;
- c) The considerations listed under section 24-1 of the Code of Ordinances;
- d) The architectural or historic value or significance of a building and its relationship to the surrounding area;
- e) The general compatibility of proposed changes with the surrounding area;
- f) If the proposed work is new construction or an addition to an existing building, whether it is compatible with the existing neighborhood and area of influence;
- g) If the proposed work is an addition to an existing building or structure, whether it complements the design of the existing building or structure;
- h) The general compatibility of the proposed changes with the existing building or structure, including without limitation the following factors considered in relation to the building's area of influence: Siting; Height; Proportion; Rhythm; Roof area; Entrance area; Wall areas; Detailing; Facade; Scale; and Massing;
- i) Whether restoration, rehabilitation, renovation, preservation, alteration, construction, moving or demolition of buildings, structures, or appurtenant fixtures involved will be appropriate to the preservation of the historic district;
- j) If the proposed work is a contemporary design, whether it respects and relates to the special character of the district;
- k) Any other factor relevant to maintaining the historical integrity of the historic district.

2. ARCHITECTURAL BACKGROUND:

The subject building, historically known as Vinson Square, was built in 1896 in the Late 19th/Early 20th Century Commercial vernacular style. Key characteristics of this style include cast-iron supported storefront, large display windows, transom lights, bulkhead, recessed entry.

3. COMPATIBILITY WITH DESIGN GUIDELINES:

- a) 6.25 (Signage): See *Page 19* of Design Guidelines.

4. RECOMMENDATION:

Consider request with regard to all relevant Design Guidelines.

/signed/

Ethan Hunter, City Planner
City of Rogers Planning Division

SUGGESTED MOTIONS

1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions or contingencies].
3. IF DENYING:
Move to deny the request.
4. IF TABLING:
Move to table the request.

TABS

1. Vicinity maps/photos
2. COA application

TAB 1
AERIAL VICINITY MAP





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Fee: \$100 (\$100)

COA Number: _____

CityView Number: _____

Date Issued: _____

CERTIFICATE OF APPROPRIATENESS
Sec. 24-5

Please see **Appendix A** of this application to determine the appropriate category based on the proposed scope of work. Additional information may be found in the Rogers Commercial Historic District Design Guidelines document. Please see **Appendix B** for required supplemental materials. This project is:

Category I _____

Category II _____

Category III _____

APPLICANT INFORMATION

Applicant Name: JUSTIN WILLIAMS Address: 124 S. 1ST ST.

Phone: 479. 466. 8685 Email: THEFIVESIXROGERS@gmail.com

Property Owner (if not applicant): SHAWN DIBLE Address: _____

Phone: 479. 644. 4702 Email: SDIBLE@COX.NET

Architect/Engineer/Contractor: _____ Address: _____

Phone: _____ Email: _____

PROPERTY INFORMATION

Historic name of property: VINSON SQUARE / BURNHAM BLOCK

Address: 124 S. 1ST ST. Lot #: _____ Block #: _____

BUILDING DATA

YEAR BUILT: 1896

CONSTRUCTION TYPE: Wood ☒ Brick ☒ Stone _____ Other _____

ORIGINAL USE:

- ☐ Single-family residential
- ☐ Multi-family residential
- ☐ Hotel/boarding
- ☐ Office
- ☒ Commercial/retail

- ☐ Industrial
- ☐ Vacant
- ☐ Mixed-use
- ☐ Other

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

MISC BUSINESSES OVER 130+ YEARS

PROPOSED SCOPE OF WORK:


SIGN INSTALL ONTO / INTO EXISTING BLADE BRACKET

APPLICATION SUBMISSION

Certificates of Appropriateness are effective immediately upon issuance. Work approved must begin within twelve (12) months of approval. If the Certificate of Appropriateness expires, your project must be resubmitted for approval. Any work done outside the scope of the Certificate of Appropriateness renders it null and void.

ANY WORK APPROVED BY THE HISTORIC DISTRICT COMMISSION IS SUBJECT TO ADDITIONAL CITY PERMITS SUCH AS SIGN AND BUILDING PERMITS.

I hereby certify I am the owner, agent of the owner, or other person in control of the property and that the information given herein, and as shown on the application and Certificate of Appropriateness, is true and that I am authorized to obtain this Certificate of Appropriateness. I understand that if the construction and/or installation for which this Certificate of Appropriateness is issued is contrary to the requirements of city codes or regulations, violations must be corrected. Approval by the Historic District Commission does not excuse the applicant, owner, or agent from compliance with any other applicable codes, ordinances, or policies of the City of Rogers.


SIGNATURE OF APPLICANT

8.19.21
DATE


SIGNATURE OF PROPERTY OWNER

8-20-21
DATE

HISTORIC DISTRICT COMMISSION USE ONLY

This project is: Category I _____ Category II _____ Category III _____

This COA is: Approved _____ Approved with conditions _____ Denied _____

Reasons for approval, conditions, or denial: _____

SECRETARY, HISTORIC DISTRICT COMMISSION

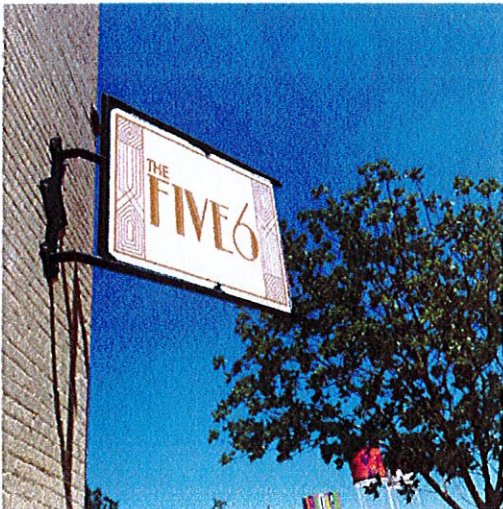
DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT OFFICIAL

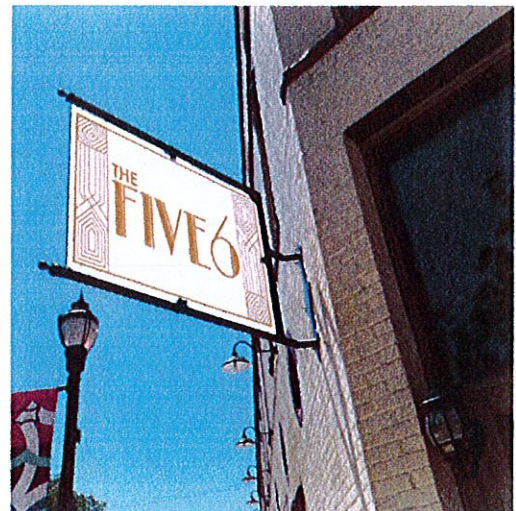
DATE



Proposed Design Comp



Facing 1st St. (East)



Facing Elm St. (West)

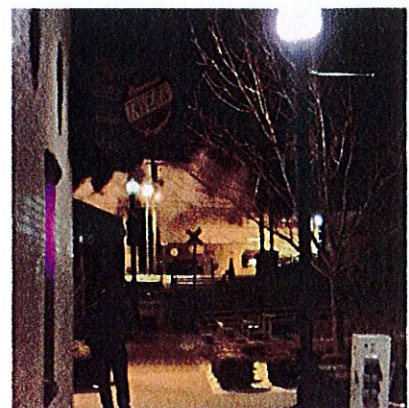
The Five6 Sign Proposal

124 S. 1st St.

Rogers, Arkansas

Sign Artists - Jamie Koontz / Designer

Hardware already installed from
previous occupants, new sign face



Previous Design & Install